Energy performance certificate (EPC)

Eaton Mascott Hall Eaton Mascott Cross Houses SHREWSBURY SY5 6HG	Energy rating **F**	Valid until:	**6 April 2035**
		Certificate number:	**7435-8827-4400-0618-8292**

Property type	Detached house
Total floor area	1,129 square metres

Rules on letting this property

You may not be able to let this property

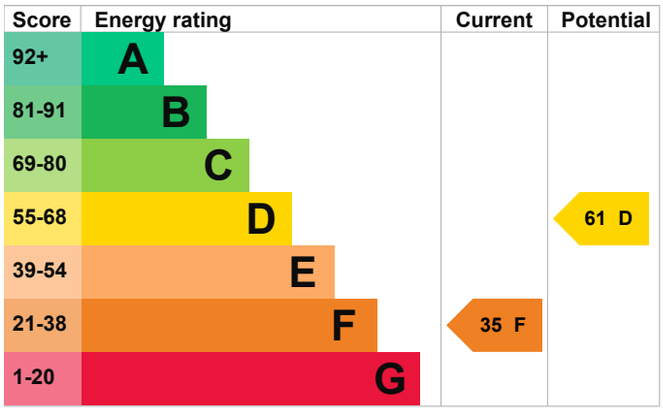
This property has an energy rating of F. It cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Properties can be let if they have an energy rating from A to E. You could make changes to improve this property's energy rating.

Energy rating and score

This property's energy rating is F. It has the potential to be D.

See how to improve this property's energy efficiency.



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Breakdown of property’s energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property’s age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Wall	Solid brick, as built, no insulation (assumed)	Poor
Wall	Sandstone or limestone, as built, no insulation (assumed)	Very poor
Roof	Pitched, 200 mm loft insulation	Good
Roof	Pitched, 300 mm loft insulation	Very good
Roof	Roof room(s), ceiling insulated	Poor
Window	Some double glazing	Very poor
Main heating	Boiler and radiators, oil	Average
Main heating	Boiler and radiators, LPG	Poor
Main heating control	Programmer, room thermostat and TRVs	Good
Hot water	Gas multipoint	Very poor
Lighting	Low energy lighting in 64% of fixed outlets	Good
Floor	To unheated space, no insulation (assumed)	N/A
Floor	Solid, no insulation (assumed)	N/A
Secondary heating	Room heaters, dual fuel (mineral and wood)	N/A

Primary energy use

The primary energy use for this property per year is 233 kilowatt hours per square metre (kWh/m2).

Additional information

Additional information about this property:

- Dwelling has a swimming pool
  The energy assessment for the dwelling does not include energy used to heat the swimming pool.
- Stone walls present, not insulated

How this affects your energy bills

An average household would need to spend **£17,898 per year on heating, hot water and lighting** in this property. These costs usually make up the majority of your energy bills.

You could **save £6,808 per year** if you complete the suggested steps for improving this property's energy rating.

This is **based on average costs in 2025** when this EPC was created. People living at the property may use different amounts of energy for heating, hot water and lighting.

Heating this property

Estimated energy needed in this property is:

- 170,280 kWh per year for heating
- 2,222 kWh per year for hot water

Impact on the environment

This property's environmental impact rating is F. It has the potential to be D.

Properties get a rating from A (best) to G (worst) on how much carbon dioxide (CO2) they produce each year.

Carbon emissions

An average household produces	6 tonnes of CO2
This property produces	65.0 tonnes of CO2
This property's potential production	38.0 tonnes of CO2

You could improve this property's CO2 emissions by making the suggested changes. This will help to protect the environment.

These ratings are based on assumptions about average occupancy and energy use. People living at the property may use different amounts of energy.

Steps you could take to save energy

Step	Typical installation cost	Typical yearly saving
1. Room-in-roof insulation	£1,500 - £2,700	£828
2. Internal wall insulation	£4,000 - £14,000	£3,510
3. Floor insulation (suspended floor)	£800 - £1,200	£1,180
4. Floor insulation (solid floor)	£4,000 - £6,000	£272
5. Secondary glazing to single glazed windows	£1,000 - £1,500	£1,019
6. Wind turbine	£15,000 - £25,000	£865

Advice on making energy saving improvements

Get detailed recommendations and cost estimates (www.gov.uk/improve-energy-efficiency)

Help paying for energy saving improvements

You may be eligible for help with the cost of improvements:

- Insulation: Great British Insulation Scheme (www.gov.uk/apply-great-british-insulation-scheme)
- Heat pumps and biomass boilers: Boiler Upgrade Scheme (www.gov.uk/apply-boiler-upgrade-scheme)
- Help from your energy supplier: Energy Company Obligation (www.gov.uk/energy-company-obligation)

Who to contact about this certificate

Contacting the assessor

If you're unhappy about your property's energy assessment or certificate, you can complain to the assessor who created it.

Assessor's name	Carl Woodall
Telephone	07702 600 005
Email	info@carlwoodall.co.uk

Contacting the accreditation scheme

If you're still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation scheme	Elmhurst Energy Systems Ltd
Assessor's ID	EES/028314
Telephone	01455 883 250
Email	enquiries@elmhurstenergy.co.uk

About this assessment

Assessor's declaration	No related party
Date of assessment	18 March 2025
Date of certificate	7 April 2025
Type of assessment	RdSAP